



**The Rochester Planning Board will meet at  
Rochester Memorial School, 16 Pine Street  
Tuesday, January 12, 2021 at 7:00 p.m.**

**AGENDA**

REC'D ROCHESTER TOWN CLERK  
JAN 7 '21 AM 11:20

Join Zoom Meeting  
<https://us02web.zoom.us/j/81134442333>

Meeting ID: 811 3444 2333  
Or Call: 1 646 876 9923

**NOTE: Planning Board Meetings will be online only until further notice**

**7:00 p.m.** Call meeting to order.  
*(This meeting is being televised & recorded via digital audio recorder.)*

**1. PUBLIC MEETINGS:**

**2. PUBLIC HEARINGS:**

- 1. (Continued from December 8, 2020) A Site Plan Review Application for a Solar Installation, filed by Paul Eaton of Trinity Solar, 20 Patterson Brook Road, Unit 1, West Wareham, MA 02576, for property located at 323 Rounseville Road, Rochester, MA 02770, designated as Lot 6A on Assessor's Map 34. The applicant proposes to install twenty-five 7.875kw solar panels on the roof of the building. This will add 6" to the height of the roof but not exceed the panel. The property owner of record is Rochester Golf Club, 323 Rounseville Road, Rochester, MA 02770.**
- 2. (Continued from December 8, 2020) A Large Scale Photovoltaic Installation Special Permit Application and Special Permit Application for Groundwater Protection, filed by Snipatuit Road Solar, LLC, Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772 for property located at 0 Snipatuit Road, designated at Map 46 and 47, Lots 1, 4, 9, 9A, 26, and 27. The applicant proposes the construction of a ±4.8 MW DC Ground-Mounted Solar Photovoltaic Array within the Residential/Agricultural District. The Property is also within the Mattapoissett River Valley Watershed and partially within the Groundwater Protection District and the Floodplain Overlay District. The property owners of record are Lisa Holden, Trustee, Rochester Realty Trust and Aquidneck Nominee Trust, ET AL, and Kevin J. and Cassandra A. Cassidy. The applicant's representative is Eric Las, Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772.**
- 3. A Cranberry Highway Smart Growth Overlay District application was filed by Steen Realty & Development, 3 Ledgewood Boulevard, Dartmouth, MA 02747, for the construction of a mixed-use development under MGL Chapter 40R for properties located at 22 Cranberry Highway, designated as Lots 41C and 50 on Rochester Assessors Map 17. The applicant proposes the construction of a development consisting of 208 residential units and commercial space within the Cranberry Highway Smart Growth Overlay District. The applicant's representative is Allen & Major Associates, Inc., 10 Main Street, Lakeville, MA 02347. The property owner of record is Rochester Crossroads, LLC, 158 Tihonet Road, Wareham, MA 02571.**

**4. (Continued from November 10, 2020) A Large-Scale Photovoltaic Installation Special Permit Application and Special Permit Application for Groundwater Protection, filed by Cushman Road Solar, LLC, P.O. Box 1340, Portsmouth, NH 03801 for property located at 0 Cushman Road, designated as Lot 11 on Rochester Assessors Map 33.** The applicant proposes the construction of a ±3.9 MW DC Ground-Mounted Solar Photovoltaic Array within the Residential/Agricultural District. The property is also within the Mattapoissett River Valley Watershed, partially within the Groundwater Protection District, and the Floodplain Overlay District. The property owner of record is Lisa Holden, Trustee, P.O. Box 388, Rochester, MA 02770. The applicant's representative is Eric Las, Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772.

**3. BOARD BUSINESS:**

- **Minutes:** None
- **Vouchers:** None
- **Signature:** None
- **Discussion:** Connet Woods, Route 28 Area Transfer Station
- **Review:** Draft Decision CHSGOD 40R

**4. DISCUSSION:**

- Affordable Housing for Seniors
- Shawmut Associates
- Connet Woods
- ZBA Filings

**5. NEW BUSINESS & PUBLIC COMMENTS**

**6. TOWN PLANNER UPDATES**

**7. OLD BUSINESS**

Trahan 243 Mattapoissett Road ▶ Covanta SEMASS ▶ Clean Energy Collective/248 Mattapoissett Road Modification ▶ Borrego Solar/Rounseville Road ▶ Edgewood Development / King's Highway Bituminous ▶ Wellspring Farm ▶ Meadowatt ▶ Milka ▶ Melink/Snipatuit Road ▶ Clean Energy Collective/Perry's Lane ▶ Connet Woods ▶ Little Quittacas Solar Project - 33 North Ave. ▶ Colbea Enterprises, LLC – Cranberry Highway Filling Station ▶ Zoning By-Law Amendments ▶ Agricultural Commission ▶ Zoning By-Law Review Sub-Committee ▶ Water Commission ▶ Shawmut Associates - 50 Cranberry Highway ▶ Hartley Mills ▶ Trailside Estates ▶ Priscilla Lane

**ADJOURNMENT**